

IT'S NOT JUST AN INVESTMENT,
IT'S A BETTER WAY OF LIFE!



PROPERTY INFORMATION OVERVIEW

Acreage.....	40+/- Acres
Location.....	Leroy, TX
Price.....	\$169,900
Highest and Best Use.....	Agricultural, Residential, Recreational
Topography.....	Rolling, Wooded, Big Hill
Soil Type.....	Blackland
Water Surface.....	3 Stock Tanks
Wildlife.....	Dove, Ducks, Fish
School District.....	Leroy ISD
Taxes.....	\$156.06
Minerals.....	Unknown
Distance from Waco.....	17 Miles
Distance from Austin.....	119 Miles
Distance from DFW.....	104 Miles

Directions: From Waco head on TX31E/US84/Bellmead Drive, 5.3 miles. Left on TX31E, 5 miles. Left on FM 3311/Heritage Pkwy, 3.2 miles. Right on Kirkland, property on right.

All information is per owner/other sources and is deemed correct, but is not guaranteed.

